
Application: Site Plan 2020-144
Applicant: Arconn Realty, LLC
Owner: Arconn Realty, LLC
Address: Lot 5 Bysiewicz Drive (02-0350)
Zone: IT
Description: New Industrial Building & Associated Improvements

Proposal

Arconn Realty, LLC submitted an application for Category 3 site plan review to construct a new industrial building and other associated improvements on property located at Lot 5 Bysiewicz Drive (02-0350) in the IT zone pursuant to Sections 25, 55, and 61 of the Middletown Zoning Code.

Background

The property is Lot 5 of an industrial subdivision (S2006-6) approved by the Planning and Zoning Commission. Lot 5 was part of Phase III of the subdivision, which obtained final approval in 2008. The property is encumbered by a 40ft wide buffer area along the eastern property line, a 15 ft wide buffer area along a portion of the western property line, and access and utility easements to the benefit of Lots 3 and 4 on the accessway. Lot 5 has a drainage easement area over a portion of Lot 3 and a sewer and utility easement area over a portion of Lot 4.

Existing Conditions

The property contains 2.296 acres in the IT (Interstate Trade) zone. It is a rear lot with an accessway that has frontage on Bysiewicz Drive. All abutting properties are located in the IT zone. The properties to the north, south and west have industrial uses, and the property to the east has a single-family residential use.

The property is currently vacant with the exception of two stock pile areas left over from the previous development of the subdivision and outdoor storage that is spilling over from the adjacent properties. The topography slopes gently down from east to west. The buffer areas contain mature vegetation. There are no inland wetlands on or near the property.

Proposed Conditions

The applicant proposes to construct a new industrial building, parking, driveway, utilities, drainage system, dumpster with enclosure, grading, landscaping and other associated improvements.

Buildings and Uses

The proposal includes the construction of a new 15,185 SF industrial building. The building is one story. The majority of the building will be 14ft tall and portion of the building will be 24ft tall. The proposed uses include permitted uses allowed in Section 61.01 of the Zoning Code.

The building will be a concrete brick construction with a metal roof. The space is divided into seven tenant spaces with each space containing a minimum of one garage bay, an office, and a bathroom. The tenant spaces range from 1,568 SF to 4,800 SF. Tenant space #1 has a mezzanine containing two offices, break room and the bathroom.

Yard, Coverage & Bulk Requirements (IT Zone)

	Proposed	Required
Font Yard	77ft	75ft
Rear Yard	26.6ft	25ft
Side Yard	24.13ft	24.13ft*
Coverage	14.6%	40%
Height	24ft	50ft

*An additional 4.13 ft of setback is required (13.03.05A).

Parking, loading and Circulation.

The site is accessed along the paved accessway which is already used by the existing development on Lots 3 and 4.

The parking demand under Section 40.04.11.a would require 31 spaces (1:500 SF). The proposed site plan shows 31 parking spaces, which includes 2 ADA accessible spaces. Four spaces are located adjacent to the building and 27 spaces are located on the north and east side of the property, along the periphery of the parking/driveway area.

The site plan demonstrates turning movements for large trucks on site.

Drainage

Stormwater will be collected from the driveways and parking areas with catch basins and will be directed underground and discharged to an existing stormwater pipe located in the drainage easement area on Lot 4.

It is unclear how stormwater will be collected and discharged from the roof of the building

Utilities

The proposed building will be connected to City water and sewer. The water will connect to an existing hydrant/water main located on Lot 4. A sewer lateral will connect to a lateral that was previously constructed in Lot 3. The electrical service will connect to a new transformer proposed on the lot. A new gas line will be installed along the accessway and connect to an existing gas main under Bysiewicz Drive.

Erosion & Sediment Controls

The proposal includes erosion & sedimentation controls consisting silt fencing along the limit of disturbance and around stock pile areas. Silt sacks will be placed around catch basins. An anti-tracking pad will be installed at the construction entrance, which is located within the accessway.

Landscaping

The plan includes the planting of 14 white pine trees 15 ft on center along the northern property line. Any disturbed area that is not impervious would be seeded with a low maintenance mix. The existing vegetated buffer along the eastern property line will remain undisturbed.

Lighting

The site plan shows four light poles along the perimeter of the parking area and ten light fixtures on the building. The lumen plan shows minimal light spillover onto the adjacent industrial properties and no light spillover on the adjacent residential property.

Inland Wetlands

There are no inland wetlands on within 475ft of the property.

Issues to be Resolved

1. Water and Sewer Department comments dated 10/21/2020 should be addressed.
2. The site plan should be modified to address how stormwater will be collected from the roof of the building and show where it will be discharged.
3. The site plan should be modified to show where the proposed sewer lateral will connect to the existing infrastructure. The applicant should describe if this is a shared lateral or dedicated to Lot 5.
4. It is recommended that bollard or other protections should be installed around the proposed transformer. The applicant should coordinate such installation with the electric company.
5. The plan notes that the net cut on site is 1,855 CY. The applicant should address if the material is clean and where it will be exported.
6. The zoning table on the overall site plan requires corrections.

Staff Recommendations

Upon the applicant agreeing to resolve the issues listed above, staff recommends approval of the site plan subject to the following notes, conditions, and/or modifications:

1. Prior to the issuance of building permits:
 - a. Site development plans and architectural plans shall be submitted to PCD Staff to verify compliance with this site plan approval and the Middletown Zoning Code.
 - b. Any outstanding staff and department comments shall be addressed.